

COUNCIL COMMUNICATION

TO: THE CITY COUNCIL
FROM: THE CITY MANAGER'S OFFICE

COUNCIL MEETING DATE:
JUNE 6, 1990

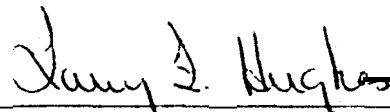
SUBJECT: Amendment of Lodi Municipal Code Section 15.20.220.

RECOMMENDED ACTION: That the City Council amend Section 15.20.00 of the Lodi Municipal Code to allow the use of fire walls in lieu of the installation of fire sprinklers.

BACKGROUND: The City Council at its meeting of April 18, 1990 adopted Ordinance No. 1482, "Adoption of the 1988 Uniform Fire Code as amended. One of the amendments to the Fire Code was the requirement that automatic fire sprinklers be installed in all buildings hereafter constructed if the building was in excess of 6000 square feet, three or more stories in height, or remodeled in excess of \$100,000 and met the above noted criteria. The Council, in response to concerns that we had not included the allowance of two hour fire walls, directed the Fire Chief to meet with those expressing such concern. Such meetings were held and agreements reached on the allowance of the use of fire walls as written in this amendment.

At the Council meeting of May 16, 1990 the Council directed the Fire Chief to rewrite Section 10.306 (h) (4). The rewording of this section is included in the amendment now before the Council.

Council Communication Prepared by:



Larry F. Hughes
Fire Chief

ORDINANCE NO. 1489

AN ORDINANCE OF THE LODI CITY COUNCIL
REPEALING LODI MUNICIPAL CODE SECTION 15.20.220
AND REENACTING A NEW SECTION 15.20.220

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BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

SECTION 1. Lodi Municipal Code Section 15.20.220 is hereby
repealed in its entirety and is superseded and replaced by new
Section 15.20.220 as hereinafter set forth:

15.20.220 Section 10.306(i) added -- AUTOMATIC FIRE
EXTINGUISHING SYSTEMS.

Section 10.306(i) of the "Uniform Fire Code, 1988 Edition"
adopted by Section 15.20.010 is added to read as follows:

In addition to the requirements specified in Sections
10.306(a) through 10.306(h), automatic sprinkler systems
shall be installed and maintained in an operable condition
in the following locations and in the following buildings
hereafter constructed, remodeled or changed in occupancy
regardless of the installation of area separation walls:

- (1) Every building hereafter constructed in which the total
floor area is 6,000 square feet or more.
- (2) Every building hereafter constructed of three or more
stories as defined in the Uniform Building Code.

(3) Every building hereafter remodeled when the cost of remodeling exceeds \$100,000.00 and the total floor area is 6,000 square feet or more. The \$100,000.00 valuation shall be based on Building Valuation Data published by the International Conference of Building Officials.

(4) Every building hereafter changed in occupancy classification and having a total floor area of 6,000 square feet or more shall have its occupancy classification changed subject to the approval of the Fire Chief. Such buildings may be occupied without conforming to the requirements of this Section provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

(5) This section shall not preclude or alter the intent of the Uniform Building Code, Section 508. Fire resistive substitution.

Buildings constructed for speculation purposes or buildings constructed without knowledge of occupancy classification shall have a sprinkler system installed to meet the design criteria of Ordinary Hazard Group 3.

EXCEPTION: Buildings divided into areas not greater than 6000 square feet by area separation walls of not less than 2-hour fire-resistive construction provided that:

- a. Walls are constructed without openings and without penetrations for ducts.
- b. No avenues exist that would allow fire, heat or smoke spread between divided areas.
- c. The location of the fire wall is clearly marked and identified on the exterior of the building in a manner approved by the Fire Chief.
- d. The fire wall is identified in the interior of the building in a manner approved by the Fire Chief.
- e. An 8-1/2 inch by 11-inch site plan is submitted indicating the location of the fire wall in the building.

The use of this exception may be denied or **revoked** by the Fire Chief for due cause.

For the purpose of this applying section, each portion of a building separated by one or more area separation walls shall not be considered a separate building.

SECTION 2. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

SECTION 3. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this day of

JOHN R. SNIDER
Mayor

Attest:

ALICE M. REIMCHE
City Clerk

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State of California
County of San Joaquin, ss.

I, Alice M. Reimche, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1489 was introduced at a regular meeting of the City Council of the City of Lodi held June 6, 1990 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held _____, 1990 by the following vote:

Ayes: Council Members -
Noes: Council Members -
Absent: Council Members -
Abstain: Council Members -

I further certify that Ordinance No. 1489 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

ALICE M. REIMCHE
City Clerk

Approved as to Form

BOBBY W. McNATT
City Attorney

CERT/TXTA.01V